

HOGAN PROPERTY PUD ZONE DOCUMENT

A PART OF THE NW 1/4 OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 66 WEST
6th PRINCIPAL MERIDIAN, CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 6

LEGAL DESCRIPTION

TWO PARCELS OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST QUARTER CORNER OF SAID SECTION 17, AND CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 TO BEAR NORTH 89°19'34" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

PARCEL 1

THENCE SOUTH 45°11'48" EAST A DISTANCE OF 42.08 FEET, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST 104TH AVENUE AND THE POINT OF BEGINNING OF PARCEL 1;

THENCE NORTH 89°19'34" EAST AND ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST 104TH AVENUE, A DISTANCE OF 1312.00 FEET;

THENCE SOUTH 00°18'38" WEST, LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF EAST 104TH AVENUE, A DISTANCE OF 630.02 FEET;

THENCE SOUTH 89°19'34" WEST A DISTANCE OF 1312.22 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CHAMBERS ROAD;

THENCE NORTH 00°19'43" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 630.09 FEET TO THE POINT OF BEGINNING OF PARCEL 1.

PARCEL 1 CONTAINS AN AREA OF 20.297 ACRES (884,142 SQUARE FEET), MORE OR LESS.

PARCEL 2

THENCE SOUTH 01°38'49" EAST A DISTANCE OF 870.04 FEET TO THE POINT OF BEGINNING OF PARCEL 2;

THENCE NORTH 89°19'34" EAST A DISTANCE OF 1312.29 FEET;

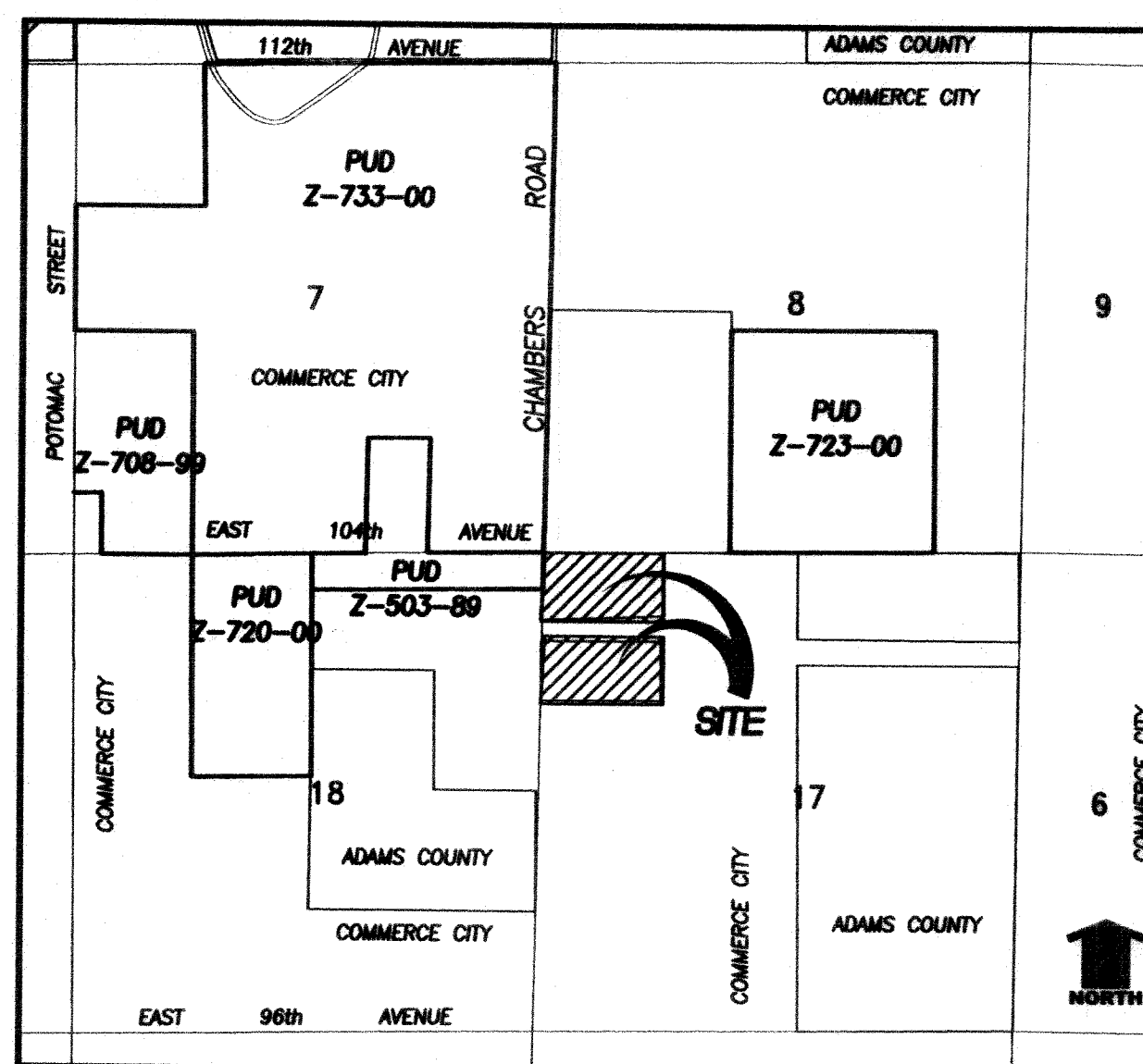
THENCE SOUTH 00°18'38" WEST A DISTANCE OF 532.02 FEET;

THENCE SOUTH 89°19'34" WEST A DISTANCE OF 1312.46, TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE;

THENCE NORTH 00°19'43" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 532.02 FEET, TO THE POINT OF BEGINNING OF PARCEL 2.

PARCEL 2 CONTAINS AN AREA OF 16.026 ACRES (698,107 SQUARE FEET), MORE OR LESS.

TOTAL AREA OF 36.323 ACRES (1,582,249 SQUARE FEET), MORE OR LESS.



VICINITY MAP

SCALE: 1"=2000'

SHEET INDEX

- 1 TITLE SHEET
- 2 SITE PLAN
- 3 LAND USE SCHEDULE
DESIGN STANDARDS
- 4 LANDSCAPE STANDARDS,
OPEN SPACE AND PARKS
- 5 STREET SECTIONS
- 6 NOTES

DEVELOPER:

SOUTHWESTERN INVESTMENT GROUP, LLC
333 West Hampden Avenue Suite 810
Englewood, CO. 80110

LANDSCAPE ARCHITECTURE:

MICHAEL L. STAHL, INC
9581 SILVER HILL CIRCLE
LITTLETON, CO 80124
303.779.6601

ENGINEER & PLANNER:

Calibre
ENGINEERING

Calibre Engineering, Inc.
8000 South Lincoln Street, Unit 5
Littleton, CO. 80122 (303) 730-0434
Municipal Engineering Development Master Planning

APPROVAL CERTIFICATE

APPROVED BY THE CITY OF COMMERCE CITY PLANNING COMMISSION THIS 2ND DAY OF SEPT., 2004.

Debra Mitchell
CHAIRPERSON

APPROVED BY THE CITY OF COMMERCE CITY, CITY COUNCIL THIS 3RD DAY OF NOV., 2004.

ATTEST: *Judith A. Rodriguez*
CITY CLERK

Scott R.
MAYOR

CLERK AND RECORDER:

THIS PUD ZONE DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT 12:22 O'CLOCK P. M., THIS 19TH DAY OF October, 2004.

Carol A. Snyder Inst. 20041018001040330
COUNTY CLERK AND RECORDER
Sherry Phil Denberger deputy

OWNERS CERTIFICATE:

EUNICE HOGAN, BEING THE OWNER OF THE PROPERTY LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, DO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

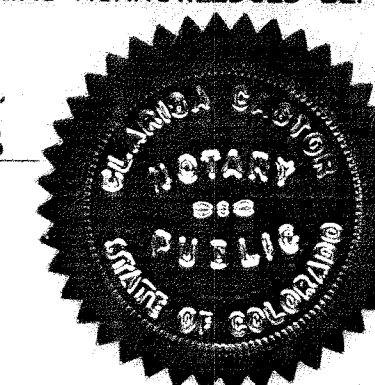
Eunice C. Hogan
EUNICE HOGAN

ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF ADAMS } SS.
CITY OF COMMERCE CITY }

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF August, 2004.

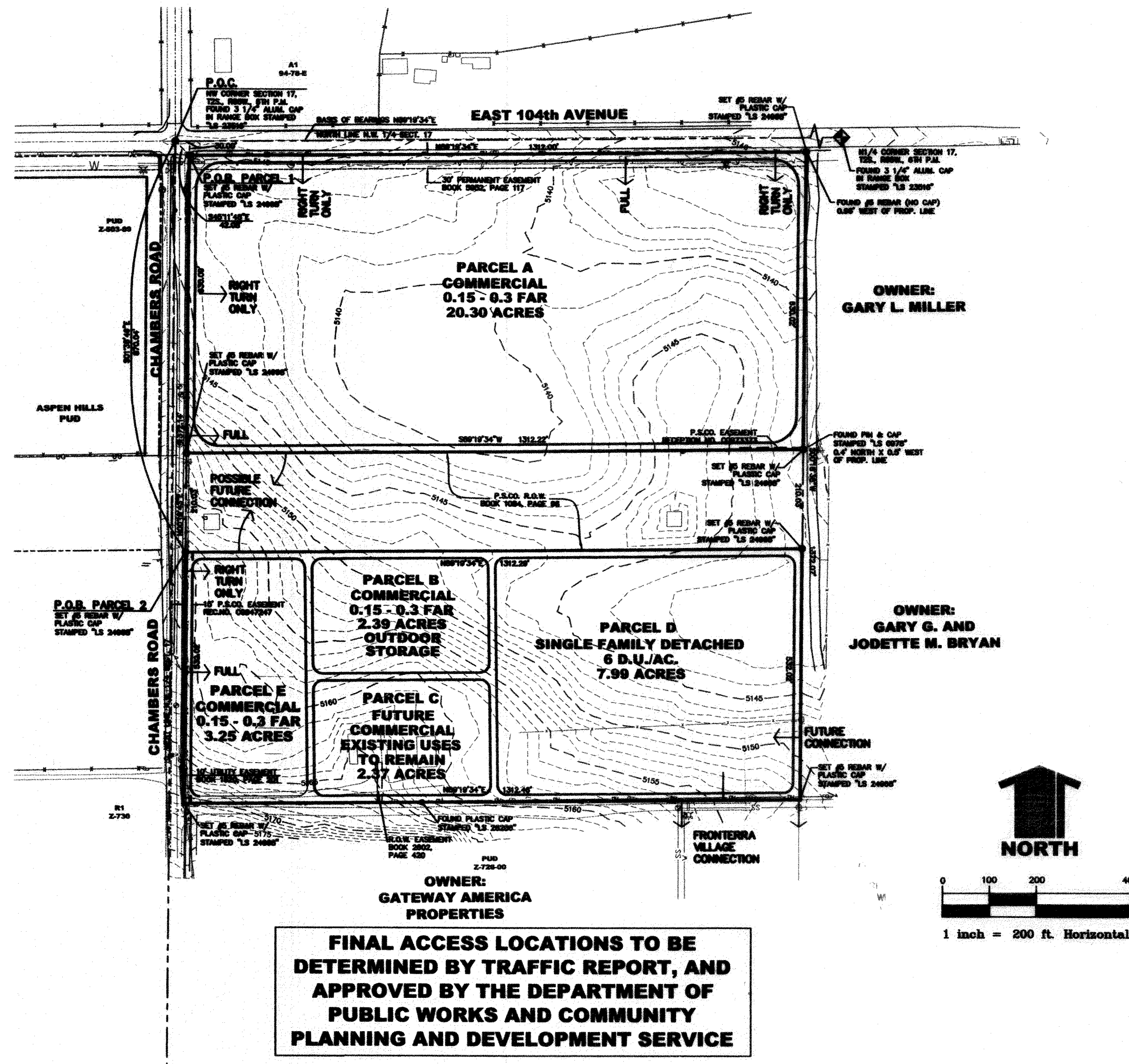
NOTARY PUBLIC *Clarissa Castor*
MY COMMISSION EXPIRES 3/8/2008



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SHEET 2 OF 6



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SHEET 3 OF 6

DEVELOPMENT STANDARDS

PARCEL	A, B, C & E	D
LAND USE	COMMERCIAL (14)	RESIDENTIAL
LAND USE PARCEL AREA	28.31 AC	7.99 AC
ALLOWABLE USES (10)	COMMERCIAL PRIVATE OPEN SPACE DETENTION DRAINAGE BUFFER	SFD PRIVATE OPEN SPACE DETENTION DRAINAGE BUFFER
DENSITY MAX.	.15-.3 F.A.R.	6.0 DU/AC
PARCEL YIELDS / MAX. UNITS	N/A	64
LOT SIZE MIN.	40,000 SQ.FT. (8)	7,000 SQ.FT.
LOT FRONTAGE (1) (2) (5)	150'	50'
MIN. HOME SIZE (9)	N/A	1,080 S.F. 1 STORY SFD 1,600 S.F. 2 STORY SFD

PRIMARY USE

MAX. HEIGHT (6)	(12)	35'
MIN. FRONT SETBACK (4) (11)		20'
MIN. REAR SETBACK (4)		(12)
MIN. SIDE SETBACK (4)		5' SFD
MIN. BLDG. SEPARATION (4)		10'
MIN. SIDE SETBACK ON STREET (4) (13)		10'

ACCESSORY USE (8)

MAX. HEIGHT (6)	(12)	15'
MIN. FRONT SETBACK (4) (13)		20'
MIN. REAR SETBACK (4)		5' NON-ALLEY
MIN. SIDE SETBACK (4) (13)		5'
MIN. SIDE SETBACK ON STREET (4)		10'
OFF STREET PARKING (3)		1 / 300 SQ. FT. 2 / DU

SFD - SINGLE FAMILY DETACHED UNITS
NUMBERS IN PARENTHESIS REFER TO NOTES.

NOTES:

- LOT FRONTAGE MAY VARY WITH PRODUCT AND SITE CONSTRAINTS TO BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT AT THE P.U.D. PERMIT STAGE.
- LOT FRONTAGE WILL BE DETERMINED AS MEASURED FROM THE PUBLIC R.O.W. EXCEPT ON WEDGE SHAPED LOTS, WHERE IT WILL BE MEASURED AT A 25' SETBACK.
- OFF STREET PARKING SPACES MAY BE WITHIN GARAGES AND/OR ON DRIVEWAYS.
- COVERED PORCHES MAY EXTEND INTO THE FRONT SETBACK TO 10' FROM THE BACK EDGE OF THE SIDEWALK, DECKS, AND PATIOS MAY EXTEND INTO THE REAR SETBACK TO 10' FROM THE REAR PROPERTY LINE. FIREPLACES, BAY WINDOWS, OR OTHER EXTENSIONS OF THE PRIMARY STRUCTURE MAY EXTEND 2' INTO THE SIDE SETBACK.
- FRONTAGES LESS THAN THE STATED MINIMUM MAY BE APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
- BUILDING HEIGHT SHALL MEAN THE VERTICAL DISTANCE FROM THE AVERAGE ESTABLISHED STREET GRADE IN FRONT OF THE LOT OR THE AVERAGE FINISHED GRADE AT THE FRONT OF THE BUILDING LINE, WHICHEVER IS HIGHER, TO THE UPPERMOST POINT OF THE ROOF STRUCTURE, NOT TO INCLUDE ANY ROOF MOUNTED MECHANICAL AND SCREENING.
- NOTES REGARDING ACCESSORY USES: DETACHED GARAGES ARE NOT TO EXCEED 1,000 S.F. FLOOR AREA AND STORAGE BUILDINGS ARE NOT TO EXCEED 200 S.F. IN FLOOR AREA. STORAGE BUILDINGS SHALL BE LOCATED IN THE REAR YARD.
- PARCEL B WILL BE ALLOWED TO HAVE A MAXIMUM OF 8,328 SQUARE FEET OF OUTDOOR STORAGE AREA.
- THE APPLICANT SHALL SCREEN PARCEL B FROM PARCEL D, IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMMERCE CITY ZONING ORDINANCE.
- DETENTION AND DRAINAGE MAY OCCUR WITHIN THE PARK AND OPEN SPACE AREAS IDENTIFIED ON THIS PUD ZONE DOCUMENT SO LONG AS THE MINIMUM PARK REQUIREMENT IS MET OUTSIDE THE DEFINED BOUNDARIES OF THE DETENTION AND DRAINAGE AREAS TO BE APPROVED BY COMMUNITY PLANNING AND DEVELOPMENT SERVICE.
- AS MEASURED FROM THE RIGHT-OF-WAY; GARAGES MAY BE REDUCED TO 10' FROM THE RIGHT-OF-WAY PROVIDED THE DRIVEWAY LENGTH FROM GARAGE ENTRANCE TO THE BACK EDGE OF SIDEWALK IS A MINIMUM OF 20' (I.E. SIDE LOAD GARAGES).
- SETBACKS MUST MEET COMMERCE CITY DEVELOPMENT STANDARDS AS ADOPTED OR AMENDED.
- LENGTH OF DRIVEWAY FROM BACK OF WALK TO GARAGE ENTRANCE SHALL BE A MINIMUM OF 20 FEET.
- COMMERCIAL USES SHALL INCLUDE GENERAL OFFICES, MEDICAL AND DENTAL OFFICES, RETAIL SALES AND SERVICE ESTABLISHMENTS, GROCERY STORES, DEPARTMENT STORES, PHARMACIES, RESTAURANTS, INCLUDING DRIVE THROUGH, LIQUOR STORES, CINEMAS, MOVIES THEATERS, GASOLINE SERVICE STATION, WITH CAR WASH BUT EXCLUDING AUTO BODY REPAIR (EXCEPT AS NOTED HERE IN), PERSONAL SERVICE ESTABLISHMENTS (EXCLUDING SEXUALLY ORIENTED BUSINESSES), AND OTHER COMMERCIAL USES DEFINED IN THE COMMERCE CITY C-2 ZONE DISTRICT CLASSIFICATION AS ADOPTED OR AMENDED.
- PARCEL C: THE CURRENT OWNER AND OCCUPANT SHALL BE ALLOWED TO CONTINUE THE USE OF THE RESIDENCE AND THE SALE, TRANSFER, OR GRANTING OF THE PROPERTY TO ANOTHER SHALL TERMINATE THE RESIDENTIAL USE.
- OUTDOOR STORAGE SHALL BE ALLOWED ONLY ON PARCEL B. THE SALE, TRANSFER, OR GRANTING OF THE SUBJECT PROPERTY TO A PARTY OTHER THAN AN IMMEDIATE FAMILY MEMBER OF THE PRESENT OWNER SHALL TERMINATE THE OUTDOOR STORAGE USE. IMMEDIATE FAMILY MEMBER MEANS THE SPOUSE AND THE FOLLOWING RELATIVES AND THEIR SPOUSES: CHILD, GRANDCHILD, PARENT, GRANDPARENT, BROTHER, AND SISTER.

GENERAL NOTES:

PHASING WILL OCCUR IN A LOGICAL AND COST EFFECTIVE MANNER BASED ON INFRASTRUCTURE EXTENSION AND MARKET CONDITIONS. THE PROJECT IS EXPECTED TO BE BUILT IN PHASES, AS CONDITIONS DICTATE.

CONSTRUCTION WITHIN THIS DEVELOPMENT WILL CONFORM TO THE COMMERCE CITY DESIGN STANDARDS AS CURRENTLY ADOPTED.

PUBLIC UTILITIES ARE PERMITTED IN ALL ZONE DISTRICTS.

DESIGN STANDARDS

PARCEL YIELD MAXIMUMS MAY VARY UP TO 10%.

THE TOTAL DWELLING UNITS AND GROSS DENSITY SHOWN ARE MAXIMUMS FOR THE ACREAGE SHOWN.

PARCEL ACREAGE SHAPES, AND LOCATION ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING; PARCEL ACREAGE MAY CHANGE UP TO FIFTEEN PERCENT (15%) WITHOUT A MAJOR AMENDMENT TO THIS PUD ZONE DOCUMENT. SUCH CHANGES WILL RESULT IN CORRESPONDING CHANGES TO THE PARCEL YIELDS SHOWN IN THE LAND USE SCHEDULE.

ALL RIGHT-OF-WAY DIMENSIONS ARE SUBJECT TO FINAL ON-SITE AND OFF-SITE TRAFFIC ANALYSES DURING THE PUD PERMIT AND SHALL BE APPROVED BY THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT SERVICE. ALL ROADWAY DESIGN WILL MEET CITY OF COMMERCE CITY ROADWAY STANDARDS. THE PLACEMENT OF TRAFFIC CALMING DEVICES SHALL BE WITHIN THE AVAILABLE RIGHT-OF-WAY AS SHOWN ON THIS PUD ZONE DOCUMENT.

ALL DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL MEET OR EXCEED THE STANDARDS ESTABLISHED IN THE CITY OF COMMERCE CITY ZONING ORDINANCES. DEVELOPMENT TO OCCUR WITHIN THE PROPERTY SHALL BE SUBJECT TO CITY OF COMMERCE CITY APPROVAL PROCESS UNDER THE CITY'S ZONING ORDINANCES AND THE STANDARDS OUTLINED IN THIS PUD ZONE DOCUMENT. FOR ANY INSTANCES WHERE THE STANDARDS STATED IN THIS PUD ZONE DOCUMENT DIFFER FROM THOSE IN THE CITY OF COMMERCE CITY CODES AND ORDINANCES, THIS PUD ZONE DOCUMENT SHALL GOVERN, INCLUDING LAND USE.

ANY ISSUE NOT SPECIFICALLY ADDRESSED BY THE PUD ZONE DOCUMENT OR PUD PERMIT IS SUBJECT TO THE REQUIREMENTS AND STANDARDS OF THE COMMERCE CITY ZONING ORDINANCE.

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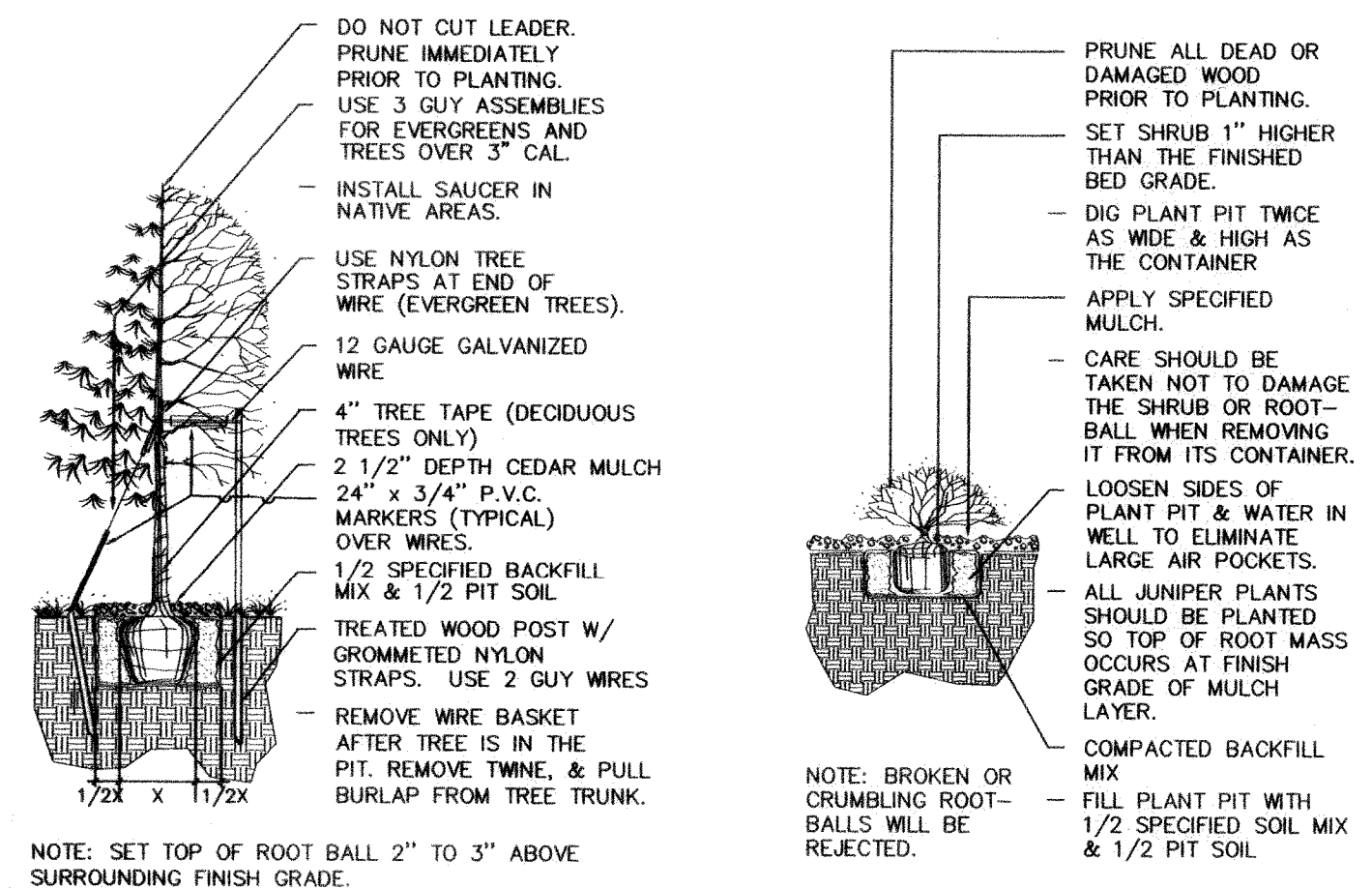
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SHEET 4 OF 6

PLANT LEGEND

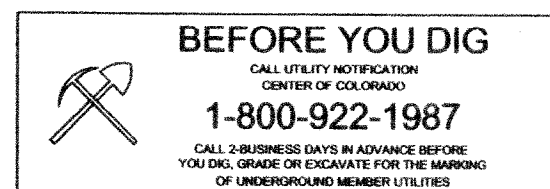
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS CANOPY TREES				
GSL	TILLIA AMERICANA 'GREENSPIRE'	GREENSPIRE LINDEN	2-2.5" CAL.	B&B, GUY AND STAKE, SPECIMEN
QSO	QUERCUS 'CRIMSONSPIRE'	CRIMSONSPIRE OAK	2-2.5" CAL.	B&B, GUY AND STAKE, SPECIMEN
SHA	GLADISTIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2-2.5" CAL.	B&B, GUY AND STAKE, SPECIMEN
PMA	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	2-2.5" CAL.	B&B, GUY AND STAKE, SPECIMEN
CAL	CATALPA SPECIOSA	WESTERN CATALPA	2-2.5" CAL.	B&B, GUY AND STAKE, SPECIMEN
EVERGREEN TREES				
PNP	PINUS EDULIS	PINON PINE	6' HT.	B&B, FULL BRANCHING, GUY AND STAKE
BCP	PINUS ARISTATA	BRISTLECONE PINE	6' HT.	B&B, FULL BRANCHING, GUY AND STAKE
POP	PINUS PONDEROSA	PONDEROSA PINE	6' HT.	B&B, FULL BRANCHING, GUY AND STAKE
CBS	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6' HT.	B&B, FULL BRANCHING, GUY AND STAKE
DECIDUOUS ORNAMENTAL TREES				
AMF	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	6' CLUMP	B&B, GUY AND STAKE, SPECIMEN
TCH	KOELREUTERIA PANICULATA	THORNLESS COCKSPUR HAWTHORN	1 1/2" CAL.	B&B, GUY AND STAKE, SPECIMEN
JL	SYRINGA RETICULATA	JAPANESE LILAC TREE	6' CLUMP	B&B, GUY AND STAKE, SPECIMEN
EVERGREEN SHRUBS				
BJ	JUNIPERUS HORIZONTALIS 'BUFFALO'	BUFFALO JUNIPER	5 GAL.	24" MIN. WIDTH
BC	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL.	24" MIN. WIDTH
YJ	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	YOUNGSTOWN JUNIPER	5 GAL.	24" MIN. WIDTH
MP	PINUS MUGO	MUGO PINE	5 GAL.	30" MIN. WIDTH
DECIDUOUS SHRUBS				
YS	SPIREA X VANHOUEITTEI	VANHOUEITTE SPIREA	5 GAL.	4 CANE MIN.
AC	RIBES ALPINUM	ALPINE CURRANT	5 GAL.	3 CANE MIN.
JP	POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN POTENTILLA	5 GAL.	4 CANE MIN.
KL	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5 GAL.	3 CANE MIN.
RR	ROSA X 'JOHN FRANKLIN'	RED FRAGRANT SHRUB ROSE	5 GAL.	3 CANE MIN.
BS	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	5 GAL.	3 CANE MIN.
OG	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	5 GAL.	3 CANE MIN.
PL	SYRINGA VULGARIS	PURPLE LILAC	5 GAL.	3 CANE MIN.
NB	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	5 GAL.	4 CANE MIN.
TS	RHUS TRILOBATA	THREE LEAF SUMAC	5 GAL.	4 CANE MIN.
IRRIGATED SOD				
NON-IRRIGATED NATIVE GRASS				

PLANTING DETAILS:



NOTES:

- * PARKS AND OPEN SPACE AREAS SHALL BE SHOWN WITH THE DEVELOPMENT OF THE RESIDENTIAL PARCELS AND WILL MEET THE CITY'S 3% PRIVATE OPEN SPACE REQUIREMENT.
- * ALL PARKS, PRIVATE OPEN SPACE AND DETENTION / RETENTION AREAS WILL BE DEVELOPED BY THE BUILDER / DEVELOPER AND MAINTAINED BY THE DEVELOPMENT ASSOCIATION.
- * ALL LANDSCAPING SHALL COMPLY WITH SECTION 21-32 OF THE COMMERCE CITY ZONING ORDINANCE AND THE COMMERCE CITY APPROVED PLANT LIST AND LANDSCAPING SPECIFICATIONS DOCUMENT.
- * FENCING ABUTTING OR ADJACENT TO PRIVATE OR PUBLIC PARKS, TRAILS, OR OPEN SPACES SHALL BE LOW, OPEN-STYLE FENCING NO GREATER THAN FIVE (5) FEET IN HEIGHT AND SHALL BE UNIFORM IN APPEARANCE THROUGHOUT THE DEVELOPMENT.



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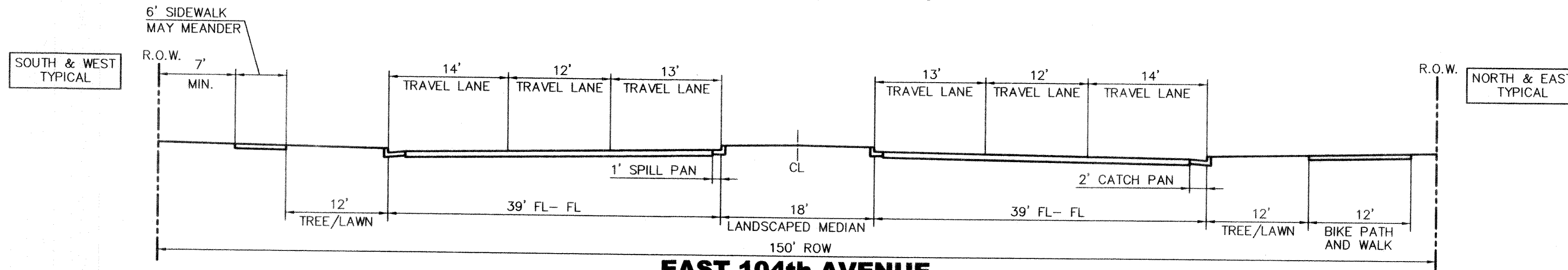
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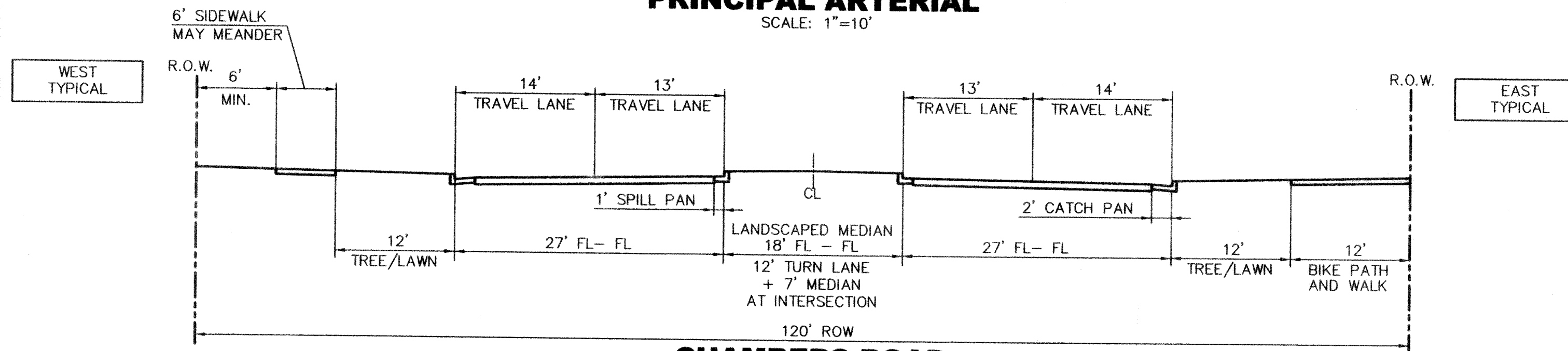
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SHEET 5 OF 6



EAST 104th AVENUE
PRINCIPAL ARTERIAL

SCALE: 1"=10'

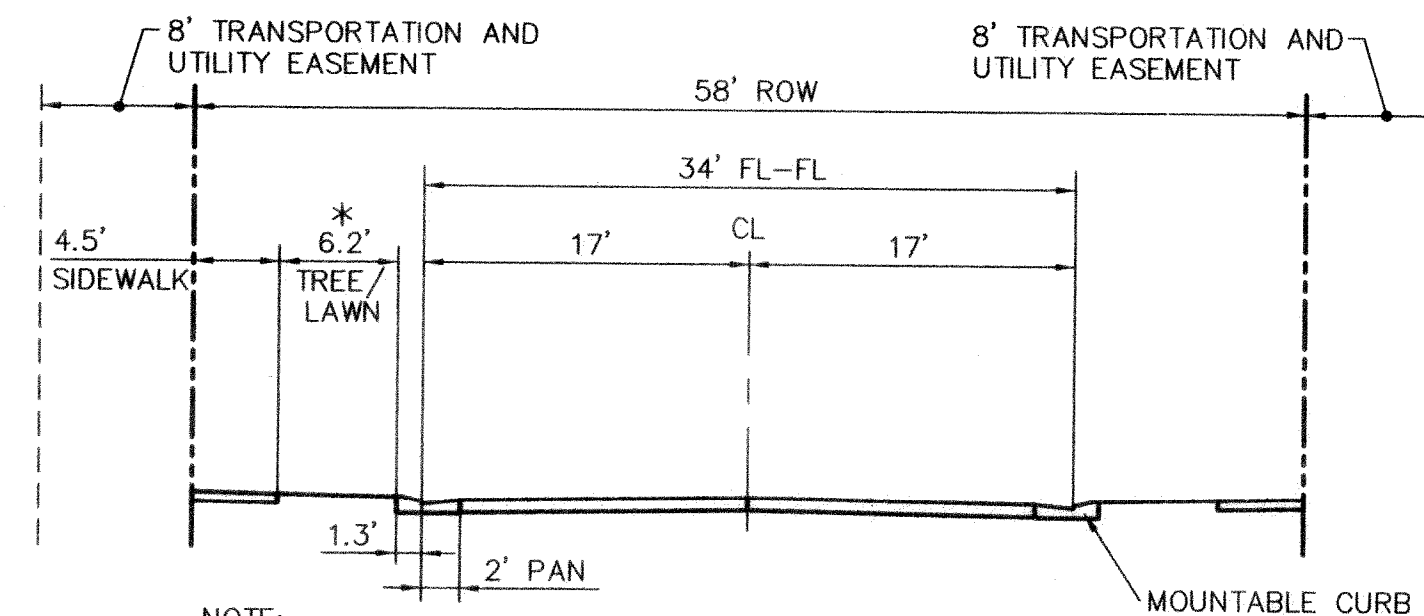


CHAMBERS ROAD
MINOR ARTERIAL

SCALE: 1"=10'

NOTES:

1. TURN AND DECEL/ACCEL LANES SHALL BE 12' WIDE, INCLUDING GUTTER PANS.
2. EASEMENTS MAY BE DEDICATED AS RIGHT-OF-WAY IF SETBACKS ARE NOT AN ISSUE.
3. SIDEWALKS MAY MEANDER.
4. DUAL LEFT TURNS SHALL BE PROVIDED WHERE TRAFFIC VOLUMES DICTATE.
5. SEE PRINCIPAL AND REGIONAL ARTERIAL INTERSECTION DETAILS FOR TURN LANE AND ROW CONFIGURATIONS (CITY STANDARDS).



NOTE:

1. STRIPING NOT REQUIRED
2. ON STREET PARKING ALLOWED.
- *3. IF MOUNTABLE CURB USED, IRRIGATED AND UNIFORMLY LANDSCAPED TREE LAWN TO BE INSTALLED BY DEVELOPER.

LOCAL RESIDENTIAL WITH DETACHED WALKS

SCALE: 1"=10'

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SINGLE FAMILY

TEMPORARY MARKETING SIGNS

A maximum number of 3 temporary marketing signs will be allowed on the street frontage. These signs shall not exceed 60 sq. ft. each, and 12-foot maximum. Temporary freestanding marketing signs are allowed. Setback from R.O.W. will be a minimum of 10-foot from R.O.W.

COMMUNITY IDENTIFICATION & DIRECTIONAL SIGNS

Community identification signage will be allowed throughout the project at a maximum area of 24 sq. ft. per sign, not including posts, etc. Directional signage will be allowed throughout the project at a maximum area of 32 sq. ft. per sign.

PROJECT MONUMENTATION

Signage and/or architectural features shall be allowed at the project entrances. Signs shall not exceed 12' maximum height. Individual letters shall not exceed 24" in height. Each entrance will be allowed 100 sq. ft. of total signage for project identification. Sign criteria are not applicable to architectural features. Monument foundations shall not extend into the public right of way.

FREESTANDING SIGNS

No freestanding signs will be allowed except as provided for above.

COMMERCIAL

IN-LINE RETAIL BUILDINGS - FASCIA SIGN CRITERIA

All tenants will be allowed one principle identification sign, wall mounted, within the areas designated by the owner. Tenants that occupy the end of buildings with street frontage will be allowed an identification sign on the additional street frontage not to exceed 50 sq. ft. within the owner's designated areas.

The size of the tenant's principle identification sign shall be a minimum of 18" and maximum of 36" high and 3/4 of tenant lineal frontage in length. No tenant sign shall exceed 75 sq. ft.

All signs will be composed of individual, internally illuminated, pan channel letters. The individual letters or symbols shall be subject to the following criteria:

- A. The letters shall not exceed 36" in height. Lower case letters g, j, p, q, and y may extend below the text 6".
- B. Each letter stroke shall be a minimum of 1½".
- C. The depth of the letter shall not be less than 4" nor more than 6".
- D. Letters shall be mounted with the horizontal bottom line of the display or text at the bottom of the designated sign area. Best efforts should be made to position the vertical centerline of the display at the center of the building columns nearest the tenant's entrance.
- E. All letters shall be internally illuminated and constructed so that no light is directly visible from any location in the shopping center.
- F. Translucent letter faces may be of any color. Pan channel returns and trim caps shall be anodized bronze.
- G. Letters shall be mounted directly to the fascia without an intervening raceway.

Allowed sign types shall include pan channel, awning, applied metal, or other architecturally compatible materials and systems as approved by owner. Signs shall not extend above the base of the second floor window sill, parapet, eave, or building facade. In addition to other signage, restaurants and cafes may have a wall-mounted sign displaying the menu or specials.

ANCHOR TENANTS

The anchor tenant in a multi-tenant building shall be allowed 200 sq. ft. of total signage with no single sign exceeding 100 sq. ft. Letters shall not exceed 48" high.

PAD SITE SIGNAGE - SINGLE TENANT

Each pad site will be allowed 400 sq. ft. of total signage. Building fascia signage shall not exceed 200 sq. ft. with no single sign exceeding 100 sq. ft. Total height shall not exceed 12'. Pad sites shall not be allowed separate monument signs.

FREESTANDING SIGNS

No freestanding signs will be allowed.

PROJECT MONUMENTATION

Signage and/or architectural features shall be allowed at the project entrances. Signs shall not exceed 12' maximum height. Individual letters shall not exceed 24" in height. Each entrance will be allowed 100 sq. ft. of total signage for project identification. Sign criteria are not applicable to architectural features. Monument foundations shall not extend into the public right of way.

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